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The Honorable Vincent C. Gray

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The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 10-14

DEC 12 2012

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6,

1999, I find that the proposed action to amend the zoning map to allow the

property located at Square 3101, Lot 800 to change zoning from R-4 to C-2-A is

not inconsistent with the Comprehensive Plan for the National Capital. A copy of

the Delegated Action of the Executive Director is enclosed.

Sincerely,



Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission

RECEIVED
D.C. OFFICE OF ZONING
DEC 18 PM 3:17

ZONING COMMISSION
District of Columbia
CASE NO. 10-14
EXHIBIT NO. 59

ZONING COMMISSION
District of Columbia
CASE NO. 10-14
EXHIBIT NO. 59



Delegated Action of the Executive Director

PROJECT
Map Amendment for Square 3101, Lot 800
(Big Bear Café)
1700 1st Street, NW
Washington, DC

NCPC FILE NUMBER
ZC 10-14

NCPC MAP FILE NUMBER
32.10(06.20)43695

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
Approval of report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to amend the underlying zoning for a property at the corner of 1st and R Streets, NW from a residential zone to commercial zone (R-4 to C-2-A). The building is currently in an R-4 zoning district and is just north of Florida Avenue. This site includes a two-story building that is located at the end of a row two-story rowhouses. Currently, the first floor of this building is a retail establishment while the second floor is a residential rental unit. Historically, records show that this building has had a commercial use since as early as 1905, and it has been a non-conforming use since the 1950's. The owners, who operate an establishment called Big Bear Café, want to increase the number of tables in the café, which is not allowed under the current R-4 zoning district. The increase in the number of tables will be facilitated by changing from the R-4 to C-2-A.

This proposal is to change the existing zoning and does not include any exterior expansion. Staff finds that this proposal conforms to the Height of Buildings Act of 1910, as amended and the project is not inconsistent with the Comprehensive Plan.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed action to amend the zoning map to allow the property located at Square 3101, Lot 800 to change zoning from R-4 to C-2-A is not inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

Date